



ARGENTARIO GOLF RESORT & SPA

# ARGENTARIO GOLF VILLAS

## LOCKER COTTAGE

PORTO ERCOLE, TUSCANY, ITALY

[WWW.ARGENTARIORESORT.COM](http://WWW.ARGENTARIORESORT.COM)



THIS COTTAGE INNOVATES THE IDEA OF TUSCAN COUNTRY HOUSE WITH A **GLAMOROUS AND ECLECTIC** TOUCH. IT IS SURROUNDED BY A 2231M<sup>2</sup> (24014FT<sup>2</sup>) GARDEN WITH OLIVE TREES AND VIEWS OF THE GOLF COURSE. LOCATED ON A HILL ABOUT 200 METERS AWAY FROM THE ARGENTARIO CLUB HOUSE, THE LOCKER COTTAGE GUARANTEES TOTAL **PRIVACY AND TRANQUILITY**, AND CAN ONLY BE REACHED WITH PRIVATE CARTS.

THIS LUXURY VILLA ENJOYS AN **EXCLUSIVE LOCATION** BETWEEN PORTO ERCOLE AND PORTO SANTO STEFANO, JUST MINUTES AWAY FROM THE BREATHTAKING BEACHES OF THE SILVER COAST (ARGENTARIO) IN SOUTHERN TUSCANY. THE VILLA IS IDEAL FOR ANYONE WHO LOVES WELLNESS AND SPA, TUSCAN FOOD AND WINES, GOLF, ART AND NATURE.

### THE VILLA:

- THREE BEDROOMS WITH KING SIZE BEDS AND EN-SUITE BATHROOMS.
- MASTER BATHROOM WITH HOT TUB, SEPARATE SHOWER, TURKISH BATH. OTHER TWO BATHROOMS WITH SHOWER.
- LIVING ROOM WITH SOFA AND DINING AREA; HOME THEATER + 3D TV.
- FITTED KITCHEN, INCLUDING OVEN AND DISHWASHER.
- INDEPENDENT AIR CONDITIONING AND HEATING.
- PATIO IN THE PRIVATE OLIVE-TREE GARDEN.
- OUTDOOR HOT TUB BY HOTSPRING.

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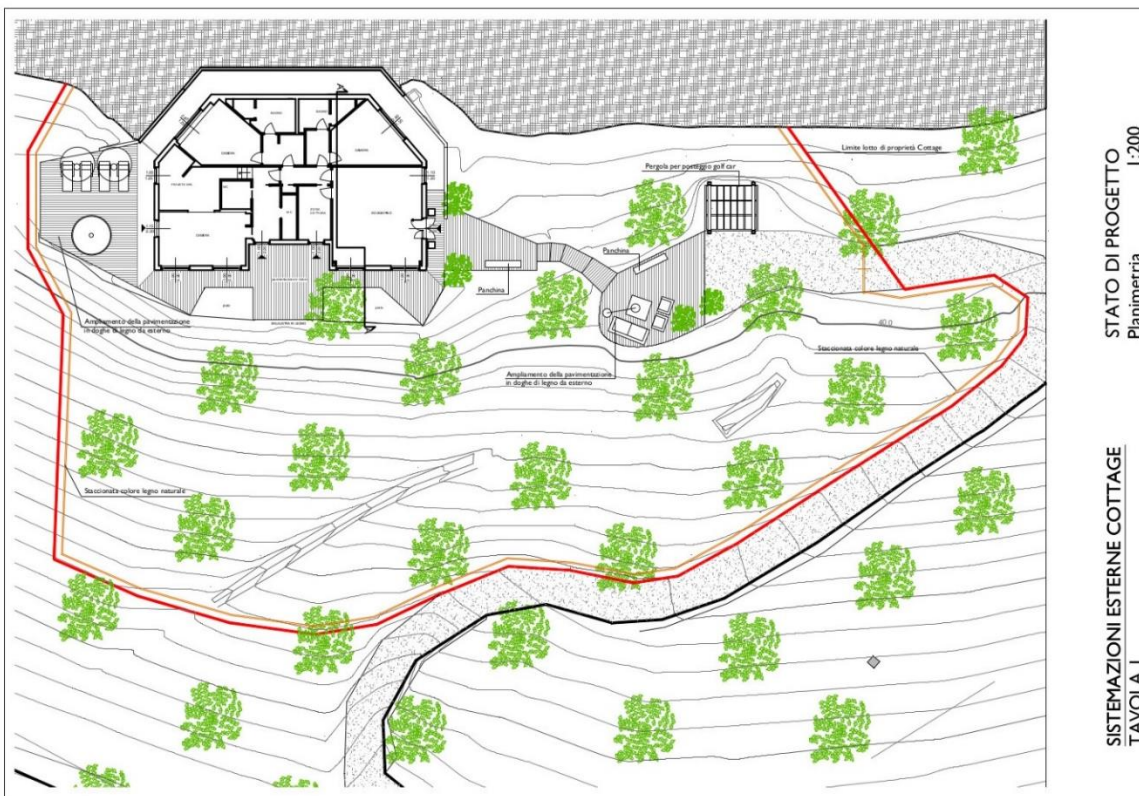
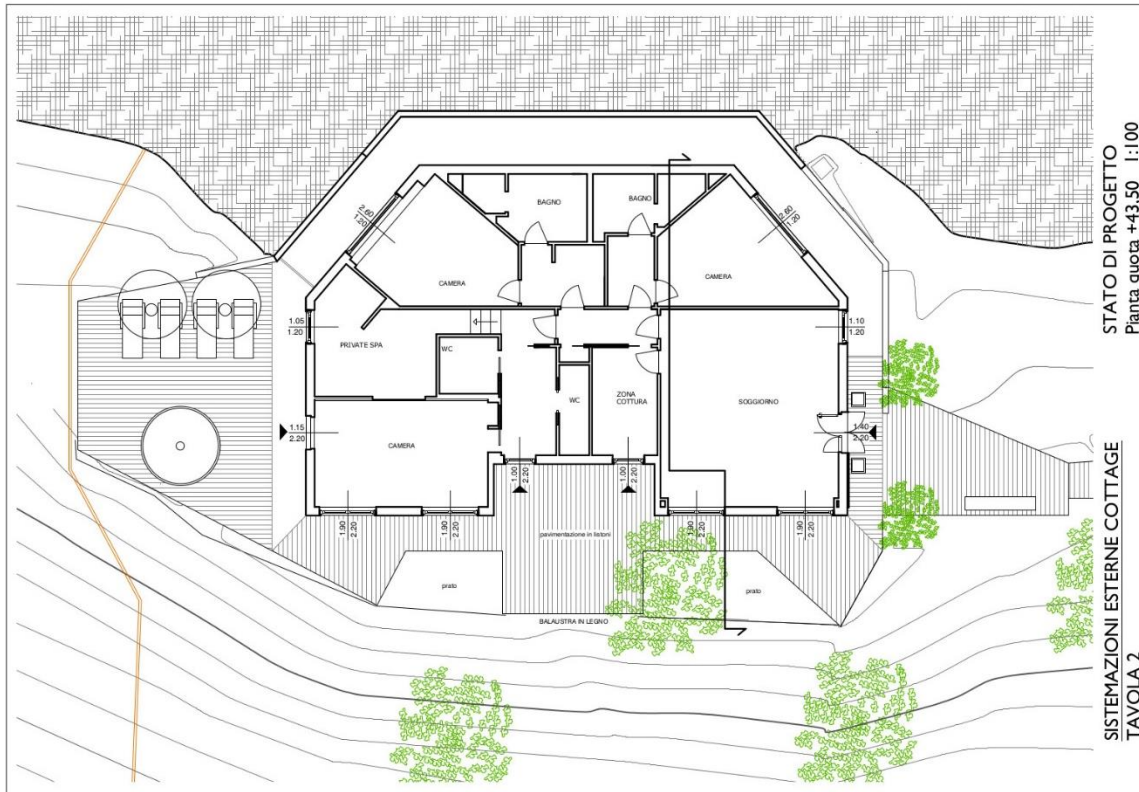


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## LOCKER COTTAGE

LIVING AREA: 194.0 M<sup>2</sup> (2088.2 FT<sup>2</sup>)  
EXTERIOR LIVING AREA: 54.2 M<sup>2</sup> (583.4 FT<sup>2</sup>)  
ACCESS AREA: 6.7 M<sup>2</sup> (72.2 FT<sup>2</sup>)

PRIVATE GARDEN: 2231.0 M<sup>2</sup> (24014.3 FT<sup>2</sup>)  
CART PARKING: 70.0 M<sup>2</sup> (753.5 FT<sup>2</sup>)  
TECHNICAL ROOM: 2.3 M<sup>2</sup> (24.75 FT<sup>2</sup>)



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ARGENTARIO GOLF RESORT & SPA



**OWNERSHIP OF THE LOCKER COTTAGE GIVES YOU ACCESS TO ALL THE 5-STAR SERVICES OF ARGENTARIO GOLF RESORT & SPA, INCLUDING:**

- GOLF CART TO MOVE AROUND THE RESORT'S ESTATE.
- UNLIMITED GOLF WITH GREEN FEES AND USE OF THE DRIVING RANGE IN ITALY'S ONLY PGA-LICENSED FACILITY.
- 24/7 SECURITY AND GARAGE WITH VIDEO-SURVEILLANCE.
- FOOD AND DRINKS AT DAMA DAMA RESTAURANT, CLUB HOUSE RESTAURANT, APER BAR AND CLUB HOUSE BAR.
- PERSONALIZED NUTRITION, NATUROPATHY AND BEAUTY TREATMENTS AT ESPACE WELLNESS CENTER.
- SERVICES AND EQUIPMENT AT ARGENTARIO GOLF ACADEMY.
- ON-SITE HELIPORT.
- LUXURY SHOPPING IN OUR BOUTIQUE, WINE SHOP AND PRO SHOP.
- BEACH SERVICE IN ONE OF THE MOST EXCLUSIVE BEACH CLUBS OF THE AREA.
- CONCIERGE AT YOUR DISPOSAL FOR EXCURSIONS AND TIPS: YACHT AND BOAT RENTAL, SAILING COURSES, COOKERY LESSONS, GUIDED VISITS IN WINERIES AND OLIVE OIL MILLS...
- THE LOCKER COTTAGE IS A MEMBER OF [ELITEALLIANCE](#), GIVING YOU ACCESS TO PRESTIGIOUS RESIDENCE CLUBS AND LUXURY VACATION HOMES ALL AROUND THE WORLD.

WHEN YOU PURCHASE YOUR HOME, YOU CAN USE IT WHENEVER YOU LIKE; THE REST OF THE TIME IT CAN BE PUT IN A RENTAL POOL TO GENERATE INCOME IN YOUR ABSENCE. ARGENTARIO GOLF VILLAS OFFERS PROVEN EXPERTISE AND PERSONALIZED MANAGEMENT OF YOUR PROPERTY, CREATING THE CONDITIONS FOR MAXIMUM RETURN ON INVESTMENT. OWNING A VILLA HERE IS A DELICATE FUSION OF A FABULOUS VACATION EXPERIENCE WITH A SOLID INVESTMENT IN TUSCANY.

## ABOUT ARGENTARIO GOLF RESORT & SPA

ARGENTARIO GOLF RESORT & SPA IS NESTLED IN A **VERDANT VALLEY** NEAR PORTO ERCOLE, SOUTHERN TUSCANY, ONLY 90 MINUTES AWAY FROM ROME INTERNATIONAL AIRPORT. IT WAS INAUGURATED IN 2008.

IT IS A **LUXURY, ENVIRONMENTALLY-FRIENDLY RESORT** WITH 73 DESIGN ROOMS, 5 INDEPENDENT VILLAS FOR VACATION RENTALS, A PGA NATIONAL GOLF COURSE WITH 18 HOLES, A WELLNESS CENTER, AND 2 MEDITERRANEAN RESTAURANTS. OTHER SPORT FACILITIES INCLUDE TENNIS AND PADEL COURTS, JOGGING TRAILS, A SMALL FOOTBALL PITCH AND A MODERN GYM.

THE RESORT ALSO OFFERS **REAL ESTATE** OPPORTUNITIES THROUGH ARGENTARIO GOLF VILLAS, FEATURING NEWLY BUILT LUXURY VILLAS FOR SALE ON THE HILLS OVERLOOKING THE COURSE, THE SEA AND THE LAGOON.

THE 5-STAR DESIGN HOTEL ORGANIZES TAILOR-MADE PRIVATE OR GROUP **ACTIVITIES** SUCH AS WINE TASTING, COOKING CLASSES, BOAT EXCURSIONS, HORSE RIDING AND BIKE TOURS.

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ARGENTARIO GOLF RESORT & SPA



Argentario Golf Villas - Bird's-eye view



Argentario Golf Villas - View from another angle



Argentario Golf Villas - Dining area



Argentario Golf Villas - Living area



Argentario Golf Villas - Kitchen



Argentario Golf Villas - Master bedroom



Argentario Golf Villas - Second bedroom



Argentario Golf Villas - Third bedroom

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Argentario Golf Villas - Bathroom



Argentario Golf Villas - Bathroom



Argentario Golf Resort & Spa - Indoor pool



Argentario Golf Resort & Spa - Outdoor pool



Argentario Golf Club - PGA Golf Course Italy



Argentario Golf Club - PGA Golf Course Italy



Argentario Golf Resort & Spa - Dama Dama Restaurant



Argentario Golf Club - Club House Restaurant

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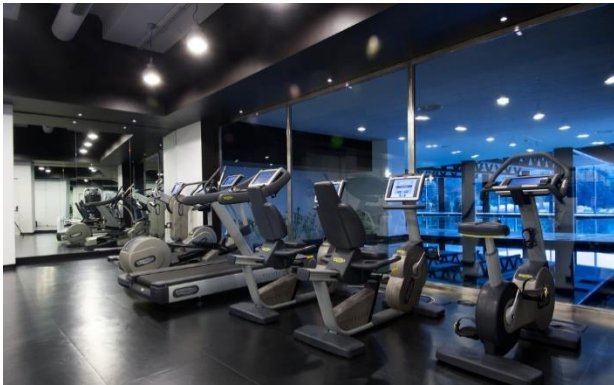
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Argentario Golf Resort & Spa - Lounge area



Argentario Golf Resort & Spa - Bar lounge area



Argentario Golf Resort & Spa - Gym



Argentario Golf Resort & Spa - Padel & Tennis



Territory - Beach & sailing



Territory - Vineyards & wine tasting



Territory - Horse riding



Territory - Mountain biking

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 A MEMBER OF **DESIGN HOTELS**

**PGA** National  
Golf Course  
ITALY

 **ELITE ALLIANCE**